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PART-I EXTRAORDINARY

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No. 58] **HYDERABAD, TUESDAY, JANUARY 24, 2013.**

NOTIFICATIONS BY GOVERNMENT

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MUNICIPAL ADMINISTRATION AND URBAN DEVELOPMENT DEPARTMENT

DRAFT VARIATION TO THE HYDERABAD METROPOLITAN DEVELOPMENT AUTHORITY FOR DELETION OF CYBERABAD DEVELOPMENT AUTHORITY MASTER PLAN ROAD PASSING THROUGH GOPANPALLY (V), SERILINGAMPALLY (M) R.R. DISTRICT MANIKONDA (V) RAJENDERANGAR (M), R.R. DISTRICT, BELONGING TO ISB AND KANCHA GACCHI BOWLI BELONGING TO UNIVERSITY OF HYDERABAD, RANGA REDDY DISTRICT.

[Memo. No. 9760/I$_1$/2012-6, Municipal Administration & Urban Development, 23rd January, 2013.]

The following draft variation to the land use envisaged in the notified Cyberabad Development Authority Master Plan, which is proposed in exercise of the powers conferred by sub-section (1) of Section 15 of Hyderabad Metropolitan Development Authority Act, 2008 (Act No. 8 of 2008).

A Notice is hereby given that the draft variation will be taken into consideration after expiry of fifteen days from the date of publdication of the notification in the Andhra Pradesh Gazette and that any objections or suggestions which may be received from any person with respect thereto before expiry of said period will be considered by the Government of Andhra Pradesh. Objections or suggesion should be adressed to the Principal Secretary to Government, Municipal Administation and Urban Development Departdment, Secretariat, Andhra Pradesh, Hyderbd - 500 022.

DRAFT VARIATION AND SCHEDULE OF BOUNDARIES

(i) The 24 Meters CDA Master Plan road from "A to B" passing through Sy.NO. 37/2 of Gopanpally Village and in Sy.No.210 of Manikonda Jagir Village, which is presently proposed 24 Meters road in the CDA Master Plan of Non-Municipal Area is now proposed to be designated as Residential use zone.

(ii) The 18 Meters CDA Master Plan road from the Hyderabad University land and TERI land from "X to Y" passing through Sy.No. 37/1 and 37/2 of Gopanpally Village and realigned 18 Meters road i.e., C to D all along the boundary of TERI land and within the site under reference passing through the Hyderabd University Land which is coming from the proposed 24 meters CDA Master Plan road and joining to the 24 Meters road which is coming from

the ISB Land, and this road is connected to the 18 Meters road through T.N.G.Os. Layout vide Permit No. 7273/LO/CDA/Plg/HMDA/2005, as shown in the plan which is presently proposed 18 Meters road in CDA Master Plan of Non-Municipal Area now proposed to be designated as Residential use zone and 18 Meters road in CDA Master Plan and M to N 18 Meters Master Plan road in Sy.No. 37/1 and 37/2 of Gopanpally Village is realigned and diverted 18 Meters road in Sy.No. 37/1 and 37/2 of Gopanpally Village i.e., O to P by joining to 45 Meters proposed road of CDA Master Plan, which is proposed 18 Meters Plan road i.e., M to N as shown in the Plan of Municipal Area is now proposed to be designated as Residential use zone, **subject to the following conditions:**

1. that the applicant shall pay conversion / development charges of Rs.11,46,000/- (Rupees eleven lakh and forty six thousands only) to Hyderabad Metropolitan Development Authority as per rules in force, before issue of final orders as imposed by Hyderabad Metropolitan Development Authority.
2. that the applicant shall also pay the processing fee of Rs. 2,00,000/- (Rupees two lakhs only) to Hyderabad Metropolitan Development Authority before issue of final orders.
3. that the 18 Mtrs., CDA Master Plan road i.e., from X to Y is realigned 18 Mtrs., road from C to D, and the length and width of the 18 Mtrs., road for deletion and realignment extent are the same, the devleopment charges are compensated in realignment of the 18 Mtrs., road, hence, the conversion charges may not be applicable.
4. that the development charges are not paid within thirty days, the orders of change of land use will be withdrawn without any further notice.
5. that the applicant shall obtain prior permission from Hyderabad Metropolitan Development Authority before undertaking any development in the site under reference.
6. that the owners / applciants shall handover the areas affected under the notifed roads to the local bodies at free of cost.
7. tht the owners / applicants shall develop the roads free of cost as may be required by the local authority.
8. that the title and land ceiling aspects shall be scrupulously examined by the concerned authorities i.e., Urban Development Authorities / Municipal Corporation / Municipalities before issue of building permission / development permission, and it must be ensured that the best financial interests of the Government are preserved.
9. that the Change of Land Use shall not be used as the sole reason for obtaining exemption from the provisions of Urban Land Ceiling Act, 1976.
10. that after demolition of the existing building, clearances if any reqduired from Urban Land Ceiling authorities should be obtained before approaching the municipl authorities for obtaining permission.
11. that the above change of land use is subject to the conditions that may be applicable under Urban Land Ceiling Act and A.P. Agriculture Ceiling Act.
12. that the owners / applicnts are solely responsible for any misrepresentation with regard to ownership / title, Land Ceiling Clearances etc and they will be responsible for any damage claimed by any one on account of change of land use proposed.
13. that the change of land use shall not be used as the proof of any title of the land.
14. that the Change of Land Use does not bar any public agency including Hyderabad Metropolitan Development Authority / Local Authority to acquire land for any public purpose as per Law.
15. that the owner/applicnt before undertaking developmental activity in the site u/r existing building should be demolished.
16. that the realignment of roads shall be affected in the applicant's site only.
17. that the applicant has to fulfill any other conditons as may be imposed by the Competent Authority.

B. SAM BOB,
Principal Secretary to Government.

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